

28 MAY 1981

Federal Building Fund

The following information regarding the Federal Building Fund was obtained via telephone contact with National Capitol Region, GSA on 27 May 1981:

- Projected GSA receipts for FY-81 = \$1.6B
- Projected GSA operating costs = \$1.5B
- FY-81 budget for capital improvement = \$105M
- FY-80 reserves of \$343M remained in the revolving fund at the end of the fiscal year but were returned to the Treasury to reduce national deficit.
- It is expected that projected FY-81 reserve of \$265M will be returned to Treasury.

If federal construction is planned as part of the GSA prospectus:

- GSA controls design and construction.
- GSA oversight committees review and approve the project.
- The project competes with all other GSA construction requirements and competes with political priorities of GSA oversight members.
- A current example of political priorities is pressure for \$100M construction in Queens, New York on project GSA finds inadvisable.

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GSA ESTIMATES

<u>FY-81</u>	<u>250K</u>	
	150K	Master Plan and Environmental Assessment
	20K	Topographic and Utility Survey
	80K	Hi-reliability Utilities Alternatives
<u>FY-82</u>	<u>1.5M</u>	
	1.0M	Design Concepts and Preliminary Drawings
	350K	Special Studies, e.g., Security Systems, Energy Management
	150K	Staff Compensation and Administrative Support
<u>FY-83</u>	<u>9.286M</u>	
	9.0M	Construction Drawings, Specifications, Bid Packages
	286K	Staff Compensation and Administrative Support
<u>FY-84</u>	<u>220.3M</u>	<u>1/ 5/</u>
	220M	Construction and GSA Management Fee
	286K	Staff Compensation and Administrative Support
<u>FY-85</u>		
<u>FY-86</u>		
		>Beneficial Occupancy<
<u>FY-87</u>		
<u>FY-88</u>		

- 1/ While all construction money reflected in 1 year, it will be desirable to spread funding over 2-3 years once firm detailed estimates are available. Final funding levels of under \$100M/year will be sought.
- 2/ GSA estimates were "reconstructed" by Shipplett/GSA. Apparently CIA project is not separately identified in GSA program.
- 3/ A&E costs are based on 4 percent of estimated construction (same as CIA).
- 4/ Construction costs based on 750,000 sq ft net; 1,000,000 sq ft gross. All space estimated on basis of normal office space. No allowances for special areas such as computer and communications.

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- 5/ Current estimate based on 1977 study twice adjusted for inflation. Based on GSA estimate for FY-86 construction and NSA estimate for FY-82/83 construction, new Agency studies should indicate construction costs of approximately \$150M. Design costs then reduce to \$6.0M vice \$9.0M.

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